



**Trinity City Council
Regular Meeting
December 19, 2006**

The regularly scheduled meeting of the Trinity City Council was held on Tuesday, December 19, 2006 at the Trinity Memorial United Methodist Church. A quorum was present.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: Bob Labonte

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; Randy McNeill, Davis-Martin-Powell and Associates; Members of the Press; and other interested parties.

Call to Order

Mayor Andrews called the December 19, 2006 Regular Meeting of the Trinity City Council to order at 7:03 pm.

Pledge of Allegiance

Mayor Andrews led the Pledge of Allegiance.

Invocation

The invocation was given by Council member Reddick .

Welcome Guest and Visitors

Mayor Andrews welcomed and thanked all persons in attendance and for their interest in the City. Mayor Andrews wished everyone in attendance Merry Christmas.

Public Concerns and Commendations

None

Opening Comments from Members of Council

None

Reports

1. Wastewater Projects Update (Randy McNeill, Davis-Martin-Powell & Associates)

Mayor Andrews opened this item and called for a Wastewater Projects Update.

Mr. Andy Larrick advised Council that he would be giving the update for Mr. McNeill.

Phase 1: This project is complete and citizens notified that they can hook into the line. We should be ready to close out the paperwork on this project within the next month or so.

Colonial Heights : This project is now operational. The leak that held this project up has been found and repaired. The pump station is ready to go and letters have been mailed to the residents that they can hook into this system.

Phase 2: The contractor has started on this project and has just begun laying pipe last week and is in the beginning stages. They currently have 1 crew but will have 2 to 3 crews working on this phase as the Darr Road Project is completed in 2 to 3 months.

Darr Road Project : This project is moving along better since the contractor has gotten out of rock in this area. They are close to 70% completion. The contractor has advised us they expect to have this project 100% completed by the end of February.

Phase3: We have completed one portion of this contract and have forwarded the easement information to the City Right of Way Agent and City Attorney to begin to acquire the easements for Contract 1. We are still working on the design phase of Contracts 2 and 3 of this Phase.

Cold Brook Ct: The contractor did pave the street last week. The contractor needs to dress up the shoulders and do some ditch grading. This project will probably be finished after the holiday.

Council members, Mr. Larrick, and Manager Bailie discussed monies used during the Phase 1 project. Mr. Larrick advised Council that all monies that could be used for this project for justifiable expenses had been used. Also discussed was the original completion date for the Darr Road project of January 2007. Council members suggested that Mr. Larrick advise the contractor that Council would like to see this project completed by the end of February with no further delays. Mr. Larrick advised Council members that a progress meeting was scheduled for Thursday. At that time we will be meeting with the contractor and the CDBG representative. We will request that the contractor give us an update on his current status of this project and a date for completion. Manager Bailie advised Council members that monthly progress meetings had been established for the Phase 2 project that will begin in January, 2007.

Public Hearings

2. Land Development Plan

Mayor Andrews asked Manager Bailie to give a brief review of how this plan came about prior to opening the Public Hearing.

Manager Bailie explained how this plan came about 2 years ago when the City Council voted to develop a city wide Land Use Plan. The need for the plan then was the same as it was today. As long as the City installs sewer infrastructure growth will come. We have already seen this in the requests for rezoning and annexations. A plan allows the City to guide and manage development of the City. Paul Kron, Planning Director, Piedmont Triad Council of Governments worked with City residents and staff to develop the Plan before Council tonight. From the beginning community involvement was thought to be key in coming up with a plan that addressed the needs of the residents, developers, business owners, and everyone else that has a stake in Trinity's future. Twelve (12) City residents applied for appointment to the Land Development Plan Committee and all twelve (12) were appointed by the City Council as well as four (4) Council members. Manager Bailie recognized the following active members of this committee: Mel Brooks, Lloyd Brown, Jane Domer, Paul Guthrie, Gary Loflin, Jane Maddocks, John Maddocks, Kenneth Orr, and Jeff Taylor. City Council members that served on this Committee were Karen Bridges, Dwight Meredith, and Miles Talbert. In addition Manager Bailie recognized Planning/Zoning Administrator, Mr. Adam Stumb, and Special Projects Coordinator, Diana Schreiber who contributed considerable time and energy to this effort.

The Committee met monthly beginning October 13, 2005. There were three (3) community meetings held to obtain information from residents on such things as community values, and how they would like their City to grow. All of the Community Meetings were advertised in the City Newsletter and the local newspapers. On October 09, 2006 the Committee recommended approval of the Land Development Plan to the Planning/Zoning Board and City Council. On November 20, 2006 the Planning/Zoning Board unanimously recommended approval of the Plan to the City Council.

The purpose of the Plan is to provide guidance for making strategic decisions about future growth and development in the community. The plan is intended to serve as a guide to the property owners and developers who propose site improvements, the staff who review and comment on these proposals and the elected and appointed officials who consider these requests.

The recommendation for approval is as follows:

The Land Development Plan Committee recognizes that unless and until the City of Trinity decides otherwise, sewer installation will continue and growth and development will follow. The Land Development Plan that is recommended for approval by the Trinity Planning/Zoning Board and City Council attempts to balance future development within our rural community. The Committee recommends to the Planning/Zoning Board and the City Council adoption of the Land Development Plan, appointment of an Implementation Committee to implement the plan and develop Zoning Ordinances to support the plan and that the composition of the Implementation Committee include two (2) Planning/Zoning Members, two (2) City Council Members, and two (2) to four (4) members from the Land Development Committee. During the course of the Committee Meetings over the last year several issues were

discussed frequently and somewhat urgently. Therefore the Committee made the following recommendations as noted of being of strong significance and importance to residents and Committee Members.

- The City recognize and value it's unique position at the headwaters of the Uwharrie River and consider setting water quality and development standards that reflect appropriate stewardship of these environmentally sensitive lands and water.
- The City review current Open Space requirements to determine if they are adequate.
- The City preserves and protects the heritage of the City.
- The City considers Tree Protection Ordinances.
- The City considers regulations in regard to Light Pollution.
- The City considers developing a plan for burying overhead power lines.

Council members are familiar with the plan and the future Land Use Map. At this time Manager Bailie turned discussion over to Mr. Paul Kron, Piedmont Triad Council of Governments to speak on the vision, goals, and policies included in the plan and how they would work once adopted.

Mr. Kron reviewed the executive summary provided to Council. (Attachment A)

The document is divided into 5 chapters. Chapter 1 is an overview of the historical context of the planning process with the purpose and methodology that was used. This process was twofold. We looked at the existing conditions as well as an effort to build a strong consensus of what residents' value and like best about their town along with things they would like to change and see differently in the future. The real task of the Committee was to pull together the factual information and integrate it with the community values and trying to come up with a plan that balances all of these factors. There was a consensus that Trinity wanted to be unique and to make sure that as growth and development occurs the City would control the type of development and the best place for different types of development. This plan is about controlling growth when it occurs in a way that the City likes what it gets.

Mr. Kron did a brief review of page 64, Vision Statement, page 61 Community Values, page 62 Core Values that include Land Use & Growth Management, page 63 the Mission for the Land Development Plan, page 65, Land Development Goals and Policies, and page 68 Quality of Life Goals and Policies.

Mr. Kron discussed the purpose of the Land Use Plan. The Land Use Plan is not zoning, regulation, or law, but a verbal description of the things that the City wanted. Different persons expressed their desire that we arrived at consensus that over the next 15 to 20 years as we grow it would be good to include open spaces as part of our neighborhoods and part of our community and that we consider sewer easements as a potential greenway trail.

The purpose behind these goals and policies is to create a tool that can be used both by an elected body as well as by the advisory committees and citizens as a way to have a common set of ideas and tools that you can use together. This is a starting place for Trinity and over time this plan will need to be changed. As this document is used you will find there is holes in it that need to be addressed as well as things that you do not agree with and would like to change in some way. This is fine and is part of the plan process. This is a beginning point and over time you will need to update this vision and policies so that you can become more comfortable with how you are able to use this plan to help guide your decision making process.

The last item that Mr. Kron discussed was page 76 and 77. These are categories that the Committee came up with for proposed future land uses. There are some places that we identified as what we called the Strategic Growth Plan. We felt this would be best served to label this area as Conservation Corridors. These areas tend to be on floodplains and other areas with poor soils and are shown on the future Land Use Map as being most appropriate as a conservation area.

Also included on page 76 is rural and rural residential set of designations. These are all residential in nature ranging from rural to somewhat rural, to a little more suburban. There is also a category that is primarily located on the outside of the areas that we designated the town center called New Town and Old Town. These are called mixed use areas and are places that will begin to encourage some higher mixture of uses. Instead of just residential there might be some other uses that would be appropriate in this area that would help support various neighborhood needs such as a small grocery store or some other similar use that would be helpful to persons within the neighborhood.

Old Town and New Town is the core to the City as identified in Policy 1.1 where the importance of having some type of a central business district or downtown area is defined. That is really what Old Town/New Town are all about. We are suggesting that a higher mixture of uses could surround this.

We also defined an area around Interstate 85 and Highway 62 where Finch Farm Road intersects with these 2 major thoroughfares in the City as a Regional Center. That is what your Committee felt would be the best place for some kind of regional shopping. This area would accommodate larger stores and offices. They also made it clear that it would not have to be just shopping. There is no reason why the developer could not put in multi-family housing so that some persons could live closely to where they would shop. This is just another way to provide some flexibility and opportunities for persons not to have to use cars to do their daily shopping.

The last designation is the Employment Center. This is located mostly in the northern parts of the City. This primarily accommodates several of the existing uses that are already in this area especially located on the north side of the railroad tracks. It also provides opportunity for employment like businesses including light industrial. There is one Employment Center located just south of Interstate 85 on Hopewell Church Road. It was purposely put in symbolically as a circle because the committee did not feel comfortable designating specific pieces of property and instead wanted to illustrate a general area for future employment activities.

After Mr. Kron's presentation, Mayor Andrews opened the Public Hearing and called for anyone who wished to speak in favor of adoption of the Land Use Plan. Hearing none, Mayor Andrews opened the floor to anyone who wished to speak against adoption of the Land Use Plan. Hearing none, Mayor Andrews closed the Public Hearing and turned discussion over to Council for discussion and or action.

At this time, Council member Bridges made a motion to pass the Land Use Development Plan as written, seconded by Council member Reddick.

Prior to the vote Council members held extensive discussion concerning the items contained in the Land Use Plan. Council member Talbert discussed his feelings concerning the new urbanism included in this plan and felt this plan needed to be reviewed extensively and that Council should review this plan during the Annual Retreat.

Council member Bridges and Reddick discussed the 2-year time period that had been spent on this plan and the opportunities for input into the plan that included town meetings that were held for citizen input along with input from Council, and the Planning/Zoning Board. It was Council member Bridges' feelings that citizens of Trinity were looking at the Council for guidance on growth. When we talk about rezoning and annexations, the items that concern citizens are quality of life and watershed issues. They are addressed in this Land Development Plan. It was her opinion that the Plan should be adopted

Council member Reddick and Mr. Kron discussed citizen input to the plan as well as the number of citizens that spoke out against the plan. Mr. Kron referred to page 85 in the full version plan that addressed citizen input. He reviewed the results of the second community held in June. The last question we asked was if the draft plan was supported and why. We received a yes, yes, yes, yes, yes, a maybe if the City will follow the plan, a request to ask the City Elected Officials to follow the plan and adopt the regulations necessary to implement the plan, a statement concerning the reason that Trinity incorporated, "Trinity incorporated to protect our community from unwanted uses in surrounding municipalities. We don't want Trinity to forget what it is and to lose what we value most about our community." Mr. Kron advised Council member Reddick that to his knowledge he did not receive any votes on the written questionnaire that would not support adoption of the Plan. However, I do remember Mr. Talbert saying that he would not support this Plan.

Council member Reddick asked if the Committee forwarded this Plan to Planning/Zoning and Council by consensus or vote, and if by vote if the vote was unanimous. Manager Bailie advised Council members the Committee voted to forward this plan to both groups and that the vote was unanimous to do so.

Council member Meredith discussed his concerns about the Implementation Committee that is included if this plan is adopted as presented. I do not believe Council should do that.

There was further discussion concerning Council member Meredith's concerns. Council members discussed the plan and language included on page 79 concerning a corporative action on the part of elected officials, property owners and the development community. The primary implementation of this plan will be elected officials of Trinity who will be responsible for interpreting and acting on the recommendation of this Plan.

There was further discussion among Council members concerning the make up of the Implementation Committee and how this Committee would operate, the amount of time already spent on this plan and opportunities for citizens and

elected officials to have input, the work in progress aspect of the plan and how changes could be incorporated, and whether the plan should be tabled and discussed at the Annual Retreat of the Council.

Council member Lambeth advised that the Implementation Committee would not be authorized to make changes to City policies or ordinances. Council is made up of elected officials that set the policies and ordinances of this City. It does not matter what board recommends changes, they must come back to the Council and be approved or denied by the City Council.

Manager Bailie advised Council that adoption of the Plan would be the next step. This plan is not to address Zoning but a guideline for development. The Implementation Committee would review current Ordinances and other suggestions made during the formation of the Plan and make recommendations to the Council on what they feel needed to be changed concerning Development Ordinances. It is Council that makes the final determination to adopt any change to this Plan. The Implementation Committee would be a recommending body only.

There was discussion between Attorney Wilhoit and Mr. Kron concerning the connection of adoption of the Plan and the designation of an Implementation Committee. Mr. Kron stated he did not believe there was a direct connection between the adoption of this plan and the creation of an Implementation Committee. Council can adopt the plan and never have an Implementation Committee. It seemed a good idea to the Committee that once the Plan was adopted the City would begin to discuss ways they could come up with regulations that would fit the City.

After further discussion, Mayor Andrews asked the City Clerk to have a roll call vote concerning this item. The City Clerk called the roll for each Council member vote on ***Council member Bridges motion to pass the Land Use Development Plan as written, seconded by Council member Reddick. The vote was as follows:***

Council member Talbert: Nay
Council member Brown: Nay
Council member Ewings: Nay
Council member Meredith: Nay

Council member Reddick: Yea
Council member Lambeth: Yea
Council member Bridges: Yea

The City Clerk advised Mayor Andrews the motion to approve as proposed by Council member Bridges and seconded by Council member Reddick failed with 4 -3 vote. The motion failed.

After the vote, Council member Lambeth made a recommendation that those Council members that were opposed to this plan prepare a detailed list with line details. He said he did not wish to discuss this item at the Retreat. Council member Reddick agreed with Council member Lambeth and did not feel that this should be discussed at the Retreat. She discussed the money already expended for this plan along with the time spent by persons serving on the Committee. She wished to set another time rather than the Retreat to discuss this.

Consent Agenda

Mayor Andrews opened this item and called for any changes, corrections or additions to the minutes listed on the Consent Agenda. Hearing none, Mayor Andrews called for a motion to approve the Consent Agenda.

- 3. Consideration of minutes: Nov. 14, 2006 Pre-agenda Meeting**
- 4. Consideration of minutes: Nov. 21, 2006 Regular City Council Meeting**
- 5. 2007 Meetings/Holidays Schedule**

Motion to approve the Consent Agenda as presented by Council member Reddick, seconded by Council member Ewings and approved unanimously by all Council members present.

Unfinished Business

None

New Business

- 6. Consider Special Intensity Allocation request (SIA-06-07)**

Mayor Andrews opened this item and called on Mr. Stumb for comments.

Mr. Stumb, Planning Administrator, advised Council that the applicant wanted to add a 20 X 60 foot addition to this building to store some additional quilting material.

Mayor Andrews called for discussion, hearing none, Mayor Andrews called for a motion for action on this item.

Motion by Council member Ewings to approve a Special Intensity Allocation request (SIA-06-07) as requested, seconded by Council member Reddick and approved unanimously by all Council members present.

7. Annexation Petition A-2006-2: Consider Resolution Directing City Clerk to Investigate Sufficiency of Petition for Annexation

Mayor Andrews opened this item and called for Manager Bailie to brief Council concerning this item.

Manager Bailie discussed her Memo that summarized this Annexation request. A petition has been received by the City for annexation of the entire property approximately of +/- 565 acres. The property is currently zoned by Randolph County as Residential Agriculture. The requested zoning is City of Trinity Residential Agriculture for the entire property and a Special Use Permit has been requested for +/- 125 acres of the property to be used for the proposed High School. Questions have been raised concerning the appropriateness of annexation of the entire site, only just the school site, or if the annexation should be considered at all. The information in the Memo summarizes some of the considerations. My recommendation to the Board would be to Direct the City Clerk to investigate the Sufficiency of the Petition, but that this request be discussed in more detail at the Pre-Agenda Meeting in January.

There was a brief discussion among Council members concerning their desire to pursue this request as well as other options that may be available for the school property.

Mayor Andrews advised Council members this request was only to ask the City Clerk to Investigate the Sufficiency of the Petition for Annexation. This is to give the Clerk direction only.

Motion by Council member Ewings to Direct the City Clerk to Investigate Sufficiency of Petition for Annexation, seconded by Council member Lambeth and approved 6 to 1 with Council member Bridges voting Nay.

8. Amendments to Guidelines and Procedures for Street Improvements

Mayor Andrews asked Manager Bailie to brief Council on this item.

Manager Bailie discussed the Guidelines and Procedures for Accepting Private Roads into the City street system adopted by Council in March 2006. She discussed how corner lots were addressed in the Guidelines. Since these Guidelines were adopted we have discovered NCGS 160A-219 pertaining to corner lot exemptions in assessing for road improvements. Our approved guidelines are in conflict with the state statute. It would be appropriate to amend our Guidelines and Procedures

Motion by Council member Bridges to approve the amendments to Guidelines and Procedures, seconded by Council member Lambeth and approved unanimously by all Council members present.

9. Appointments to Planning and Zoning Board/Board of Adjustment

A. Ward 1

B. Ward 2

Mayor Andrews opened the floor for appointments to the Planning/Zoning Board of Adjustment advising members that Ward 1 had one (1) seat available. The incumbent Vernel Gibson has applied for reappointment and Lloyd Brown, currently serving on the Infrastructure Committee has also applied.

Ward 2 has one (1) seat available with application from incumbent David Albertson and application from Rob Welborn.

A. Ward 1

At this time Mayor Andrews called for appointment recommendations from Council members representing Ward 1.

Recommendation by Council member Ewings to appoint incumbent Vernel Gibson to the Ward 1 Planning/Zoning seat. With no other nomination, Mayor Andrews called for a vote on the nomination of Vernel Gibson to the Ward 1 position. The vote to accept Vernel Gibson as the Ward 1 representative was approved 6 to 1 with Council member Bridges voting Nay.

B. Ward 2

Mayor Andrews called for a nomination for appointment recommendations from Council members representing Ward 2.

Recommendation by Council member Brown to appoint incumbent David Albertson to the Ward 2 Planning/Zoning seat. With no other nomination, Mayor Andrews called for a vote on the nomination of David Albertson to the Ward 2 position. The vote to accept David Albertson as the Ward 2 representative was approved unanimously by all Council members present.

C. Ward 4

Mayor Andrews called for a nomination for appointment recommendations from Council members representing Ward 4.

Recommendation by Council member Reddick to appoint incumbent Linda Gantt to the Ward 4 Planning/Zoning seat. With no other nomination, Mayor Andrews called for a vote on the nomination of Linda Gantt to the Ward 4 position. The vote to accept Linda Gantt as the Ward 4 representative was approved unanimously by all Council members present.

10. Appointments to Infrastructure Committee

- A. Ward 1
- B. Ward 2
- C. Ward 3
- D. Ward 4

Mayor Andrews opened the floor for appointments to the Infrastructure Committee advising members Ward 1 had two (2) seats with application for reappointment from each Committee member currently serving in this Ward. No new applications were received for this Ward. Ward 2 has 2 seats open, but only 1 incumbent filed for reappointment. There is one (1) seat available in Ward 3 and the incumbent has applied for reappointment. There have been no other applications for this Ward received. Ward 4 has 2 seats available for appointment. Both incumbents have applied for reappointment. No additional applications were received.

A. Ward 1

Mayor Andrews called for a nomination for appointment recommendations to the Infrastructure Committee from Council members representing Ward 1.

Recommendation by Council member Meredith to appoint incumbents Kelly Grooms and Lloyd Brown to the Ward 1 seats. With no other nomination, Mayor Andrews called for a vote on the nomination of Kelly Grooms and Lloyd Brown to fill the Ward 1 seats. The vote to accept Kelly Grooms and Lloyd Brown as the Ward 1 representatives was approved unanimously by all Council members present.

B. Ward 2 (two seats) Bobby Campbell (incumbent)

Mayor Andrews called for a nomination for appointment recommendations to the Infrastructure Committee from Council members representing Ward 2.

Recommendation by Council member Lambeth to appoint incumbent Bobby Campbell to the Ward 2 seat. With no other nomination, Mayor Andrews called for a vote on the nomination of Bobby Campbell to fill the Ward 2 seat. The vote to accept Bobby Campbell as the Ward 2 representatives was approved unanimously by all Council members present.

C. Ward 3 (one seat) Mike Robertson (incumbent)

Mayor Andrews called for a nomination for appointment recommendations to the Infrastructure Committee from Council members representing Ward 3.

Recommendation by Council member Bridges to appoint incumbent Mike Robertson to the Ward 3 seat. With no other nomination, Mayor Andrews called for a vote on the nomination of Mike Robertson to fill the Ward 3 seat. The vote to accept Mike Robertson as the Ward 3 representatives was approved unanimously by all Council members present.

C. Ward 4 (two seats) Tommy Johnson (incumbent) Gwyn Riddick (incumbent)

Mayor Andrews called for a nomination for appointment recommendations to the Infrastructure Committee from Council members representing Ward 4.

Recommendation by Council member Talbert to appoint incumbents Tommy Johnson and Gwyn Riddick to the Ward 4 seats. With no other nomination, Mayor Andrews called for a vote on the nomination of Tommy Johnson

and Gwyn Riddick to fill the Ward 4 seats. The vote to accept Tommy Johnson and Gwyn Riddick as the Ward 4 representatives was approved unanimously by all Council members present.

Business and Closing Comments from Mayor and Council

Comments for Mayor Andrews

Christmas in Trinity

Mayor Andrews invited everyone to the Christmas in Trinity celebration to be held on Thursday, at Trinity High School 5:30 to 7:00.

Comments from Council

None

Business from City Manager

Hopewell Village Annexation-Initial Zoning Request Update

Manager Bailie advised Council the Planning/Zoning Board held a Public Hearing on December 12 concerning initial zoning for this proposed development. Last month the Council voted to schedule a Public Hearing for annexation and initial zoning of this property at the January 16, 2007 Regular Meeting. After this meeting if Council so desires you may vote on the annexation and initial zoning request. The developers are in the process of setting up a meeting with community residents to discuss the concerns at that meeting. I have provided a list of citizen and P&Z Board concerns to Council as well. Between now and the January 16, 2006 meeting the developers and City staff will work on developing annexation and zoning conditions for your consideration. We will discuss the Hopewell Village and the proposed annexation on Finch Farm Road in depth at the January 09, 2006 Pre-Agenda meeting.

To ensure quality and timely development, conditions under discussion will address some of the concerns brought up at the Public Hearing that include a guarantee that sewer installation will coincide with the construction of Trinity's Phase 3 project to eliminate the need for the Phase 3 Lakewood Pump Station, architectural standards, housing prices, and permitted uses of the commercial property.

At the Public Hearing it became obvious that there was confusion about what we mean by density especially when the developer plans to leave 35% of the property undeveloped. At this time Manager Bailie turned the discussion over to Mr. Stumb to discuss the action taken by the Planning/Zoning Board, as well as the motion that was made at that meeting. He will also give a short presentation on cluster development. This is what we are talking about when we talk about density combined with open space. It is important that residents and Council understands what we are talking about.

At this time Mr. Stumb advised Council that the Planning/Zoning Board met on this last Tuesday. They came away with positive feedback on the development. One member had a concern with construction traffic that would be part of a development like this and possibly creating a second entrance for that development. Some of the uses were a concern about the commercial development portion of this project.

Mr. Stumb advised Council that Cluster Ordinances were not a new concept and had been in the City Subdivision Ordinance and Zoning Ordinance for some time but no one has taken advantage of this type of development to this point.

Mr. Stumb reviewed the following Power Point presentation concerning Cluster Developments.



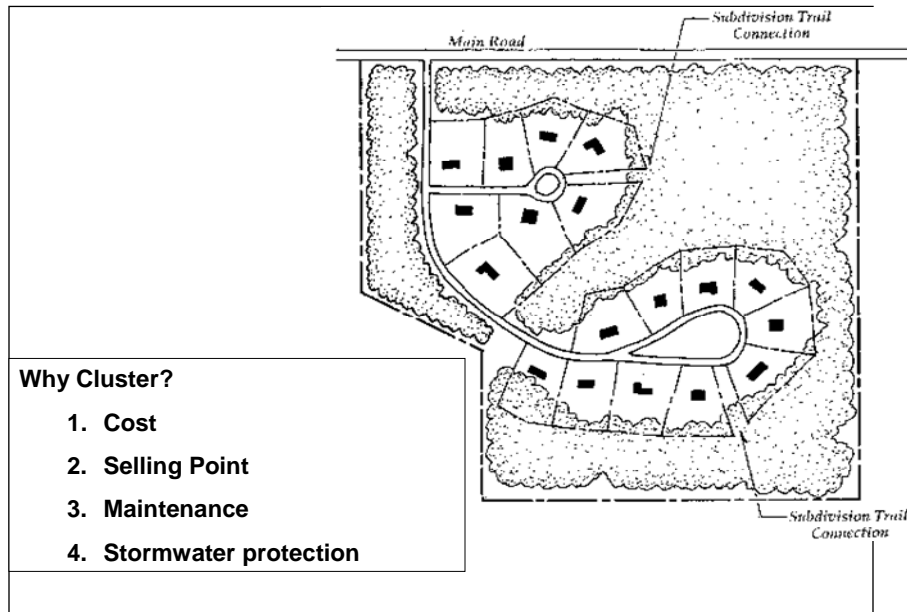
Clustering vs. Traditional Subdivisions

- 100 acres
- Zoning = R-12 (3units/acre)
- Maximum number of units = 300



Traditional vs. Clustering

- | | |
|--|--|
| <ul style="list-style-type: none">■ # of units 300■ Minimum lot size = 12,000 sq/ft■ Density<ul style="list-style-type: none">□ 3units/acre (100% development) | <ul style="list-style-type: none">■ # of units 300■ Minimum lot size = 7,200 sq/ft (60% of minimum lot size)■ Density<ul style="list-style-type: none">□ 50% = 6 units/acre (50 acres of open space)□ 60% = 5 units/acre (40 acres of open space)□ 70% = 4.3 units/acre (30 acres of open space) |
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Mr. Stumb discussed the advantages to Cluster Developments advising Council that Cost and the Selling point were advantages for the developer. Maintenance and Stormwater are advantageous to the City. If the development is developed properly there will be fewer roads and less linear feet of infrastructure to maintain as well as less built upon areas that will be put on the correct area of the property away from creeks and wetlands.

Clustering

- What happens to the remaining property?
- Can the open space ever be developed?
- Does anyone pay taxes on open space?

Mr. Stumb discussed the remaining property that was not built upon and what happened to this property. Most of the time the Homeowners Association will maintain this property for the life of the Association and pay the insurance and for the upkeep and maintenance of the trails or recreation facilities. The less common uses could be dedicated to land conservancy or if the City had a Parks and Recreation Department the property could be dedicated to the City.

What is set out in the Zoning and approved for the development will set the number of units, and zoning for that area. If there is a particular amount of units, lot size, or site plan set during the approval of the development the developer can not change the amounts set and the property can not be developed. The City can also require that the restrictions of the development be written so that this property can never be developed. The power of the zoning will regulate this aspect of development of open space.

Mr. Stumb discussed the question concerning who paid taxes on open space. He advised Council that he had done some research but did not have a definite answer concerning this question. My research in Randolph County showed that some developments are not currently paying taxes for the property that remains open. One thing to keep in mind about the taxes and tax value of the property is there is still the same number of units and homes on a smaller lot. The taxes from these developments remain the same.

Council member Brown asked for the vote taken at the Planning/Zoning Meeting by the members on this request. Mr. Stumb advised Council members that the vote was 5 for and 3 against this request.

Adjournment

With no other business to discuss, Mayor Andrews called for a motion to adjourn the December 19, 2006 Regularly Scheduled Meeting of the Trinity City Council.

Motion by Council member Ewings to adjourn the December 19, 2006 Regular Meeting of the Trinity City Council at 8:32 pm, seconded by Council member Meredith and approved unanimously by all Council members present.

These minutes were approved as written by the Trinity City Council at their Regularly Scheduled Meeting on January 16, 2007 upon motion by Council member Bridges, seconded by Council member Labonte and approved unanimously by all Council members present.